



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
Gillette, Homestead Park, Meyersville, Millington, Stirling

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PLANNING BOARD
MINUTES OF THE MEETING
April 23, 2019

The Long Hill Planning Board met for a Regular Meeting in the Court Room of the Township of Long Hill Municipal Building located at 915 Valley Road, Gillette, New Jersey.

At 7:31 pm, Chairman Pfeil made the following announcements:

- (1) **Call to Order and Statement of Compliance**
- (2) **Standard Board Procedures**
- (3) **Meeting Cut-Off**
- (4) **Electronic Devices**

- (5) **Pledge of Allegiance** – Recited by all in attendance

- (6) **Roll Call** – Secretary Coonce called the roll:

Present: Alan Pfeil, Chairman
David Hands, Vice Chairman
Bruce Meringolo, Committeeman
Brendan Rae, Committeeman
Thomas Jones
Tom Malinousky
Don Richardson
Dennis Sandow
Debra Coonce, Board Secretary
Jolanta Maziarz, Esq., Board Attorney

Absent: John Falvey

- (7) **Executive Session** – None.

- (8) **Approval of 2017 Meeting Minutes** – The Meeting Minutes of February 14, 2017, February 28, 2017, March 28, 2017, April 11, 2017 and April 25, 2017 were approved as amended.

- (9) **Approval of 2019 Meeting Minutes** – The Meeting Minutes of March 26, 2019 will be reviewed and approved at the next Planning Board meeting.

- (10) **Resolution (7:36)**

JKC Holdings, LLC / Application No. 19-01P

Upon motion made by Committeeman Rae and seconded by Vice Chairman Hands, the Board approved the resolution as amended by the votes of Committeeman Rae, Vice Chairman Hands, Mr. Jones, Mr. Malinousky, Mr. Richardson, Mr. Sandow and Chairman Pfeil; they being all of the Members present and eligible to vote.

(11) **Old Business** – None.

(12) **New Business (7:41)** – *Master Plan Discussion / Conservation Plan Element*

Vice Chairman Hands gave a review of the progress the Master Plan Committee is continuing to make with the Conservation Plan Element and invited the Chairman of the Environmental Committee (EC), Terry Carruthers to speak to the Board and review the input the EC has had on the element.

Questions from the Public: Charles “Chuck” Arentowicz, of Millington
Kathy O’Leary, of Millington

(13) **Committee Reports (9:08)**

- a. Vice Chairman Hands noted that the Master Plan Committee is continuing their work on the Historical Element.
- b. Mr. Sandow explained that recently the Township Committee requested the Ordinance Review Committee (ORC) review zoning in the B-1-20 zone to accommodate a proposed use by an existing owner. The ORC agreed that the ordinance stands as it is, any property owner that wishes to make changes to their property must go through the proper Board procedures.

Board Attorney Maziarz noted that the ORC is recommending the ordinance not be amended to accommodate a single property because it is not a good way to plan for the future when reviewing ordinances and zone changes.

A response letter to the Township Committee has been prepared noting that the Board does not recommend changes to the ordinance at this time. Upon motion made and seconded, the Board agreed to forward the response letter to the Township Committee.

(14) **Public Questions / Comment Period (9:12)**

- 1) Wayne Dietterick, of Gillette had questions regarding the Master Plan and the current/ongoing redevelopment study in Gillette.
- 2) Maryann Noonan, of Gillette had questions regarding the Master Plan and the current/ongoing redevelopment study in Gillette.
- 3) John Soroka, of Homestead Park had questions regarding the Master Plan.
- 4) Tom Bailey, of Gillette has questions regarding the process of selecting properties for potential redevelopment studies.

(15) **Adjournment** – The Regular Meeting was adjourned at 10:01 pm.

Respectfully submitted,

Debra Coonce

Debra Coonce
Planning Board Secretary
Planning & Zoning Coordinator

Videos of Planning Board meeting(s) are available on the Township website at www.longhillnj.gov. Audio recordings of the meeting(s) are available for purchase by filing an OPRA (Open Public Records Act) request through the Municipal Clerk’s office. All documents relating to applications may be examined by the public in the Planning & Zoning Office located in the Township of Long Hill Municipal Building.